

To: Alastair Prince
From: Jack Dearman
Date: 22nd March 2021
Your ref: EPF/0504/21
File ref:



Address: Purlieu House, 11 Station Road, Epping, Essex, CM16 4HA

Proposal: Additional storey to facilitate the creation of six flats and change of use of part ground from B1 office to retail for the building to comprise of a retail unit on the ground floor and retained under croft parking, offices to first floor, and the flats on the second and newly created third floor.

Contaminated Land

Under the EPF/2451/19 planning application, the desktop study (DTS) (ref. PH1-2019-000086), dated 7th October 2019, relating to potential contamination issues at the above site was reviewed.

The report satisfactorily addressed the requirements for submission of a desktop study, in that it is was signed, countersigned and dated, contained:- relevant information of a site walkover, background information for the site and surrounding area, a conceptual site model (CSM) and preliminary risk assessment, with conclusions and recommendations.

The report recommended no site investigation is required but use of a Watching Brief to identify any potential unsuspected contamination.

The proposed development is also one classed as having a sensitive end use, and given the degree of ground disturbance required, the following unsuspected contamination condition is recommended to be applied to the Decision Notice:-

NSCN60 - Unexpected Contamination – (No Change)

Reason: It is the responsibility of the developer to ensure the safe development of the site and to carry out any appropriate land contamination investigation and remediation works. The condition is to ensure the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy RP4 of the adopted Local Plan 1998 & 2006, and policy DM21 of the Local Plan Submission Version 2017, and the NPPF 2019.

Asbestos Informative

Where existing buildings may contain Asbestos Containing Materials (ACM's):-

The applicant is required to ensure that all contractors involved in the demolition and site clearance works are aware of the requirements of the Control of Asbestos at Work

Regulations 2012. It is essential that an asbestos survey is undertaken and where ACMs are discovered, risks are appropriately managed, ensuring safe removal and disposal offsite by specialist contractors in accordance with good practise and current HSE guidance. Further, it is the responsibility of the developer to ensure measures are put in place to prevent contamination of the soils during such works. Evidence may therefore be required by The LPA as part of the contaminated land condition to show that any ACMs, identified following a required asbestos survey, have been appropriately disposed from site.
